

4.16 Institutional District (IN)

(1) Purpose and Intent of Institutional District (IN)

The purpose of this district is to provide a means of obtaining the goals and objectives of the Town's Smart Growth Comprehensive Plan. This district is intended to provide locations for institutional activities that do not impose any special problems or conflicts to the existing land use. All such uses shall be conditional uses and subject to the consideration and approval of the Planning and Zoning Committee.

(2) Conditional Uses

A conditional use in this District is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Institutions of a charitable or philanthropic nature, hospitals, clinics, sanitariums, and nursing or retirement homes.

(B) Community buildings, libraries, museums, private clubs and fraternities except those whose principal activity is a service customarily carried on as a business.

(C) Universities, Colleges, Technical and Vocational Schools, and other educational facilities which are involved with the offering of specialized education and training.

(D) Uses customarily incident to any of the above uses; provided that the use would not create a public or private nuisance.

(E) Residential facility whose principal activity is providing temporary residence for individuals participating in specialized programs to include: drug and alcohol treatment; schooling or educational services; life skills training; employment training and assistance; and individual, group, or family counseling.

(F) Drug, alcohol, and counseling outpatient treatment programs.

(G) Law enforcement sub-station designed to be used as an extension of a primary department.

(H) A temporary mobile office to be used by a business or manufacturing concern located in the Town of Rock during the expansion or remodeling of its existing business or manufacturing premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business or manufacturing premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(3) Requirements For Conditional Uses

- (A) Minimum Lot Area With Public Sewer -----20,000 sq. ft.
- (B) Minimum Lot Area without Public Sewer -----40,000 sq. ft.
- (C) Maximum Building Height ----- 35 ft.
- (D) Minimum Front Yard Setback ----- 50 ft.
- (E) Minimum Rear Yard Setback ----- 50 ft.
- (F) Minimum Side Yard Setback ----- 15 ft.
- (G) Minimum Lot Width at Building Line ----- 100 ft.
- (H) Minimum Frontage On Public Road ----- 50 ft.
- (I) Parking Requirements ----- one 200 sq. ft.
parking space for each 200 sq. ft. of building
- (J) Maximum Lot Coverage Ratio of all Buildings To Lot Size: 5 (Lot) to 1
(Building)
- (K) All Front Yard Setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector and Local Roads.